

Debtor(s).

Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5085, Santa Ana, CA 92701-4593

F 6004-2.NOTICE.SALE

Overbid procedure (if any): See below*

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Erin P. Moriarty (SBN: 146751)
Law Offices of Weneta M.A. Kosmala
3 MacArthur Place, Suite 760
Santa Ana, CA 92707
Tel: 714-540-3600
Fax: 714-509-1760
Email: emoriarty@kosmalalaw.com

Date: 02/05/2019

***OVERBID PROCEDURES:**

- a. Only Qualified Bidders may submit an overbid. A "Qualified Bidder" is one who submits the base overbid amount, as provided below, no later than two (2) court days prior to the hearing on this Motion, and has sufficient additional certified funds at the hearing to satisfy the full amount of the bid.
- b. Each bid must be all cash to the Estate, non-contingent, and upon the same terms and conditions, other than price, as those proposed herein (except that overbidders will not be entitled to the breakup fee applicable to the Buyer).
- c. To improve upon the initial offer, the initial overbidder will have to match not only the Purchase Price, but also the breakup fee. Thus, Trustee sets the initial minimum overbid at \$15,910 (\$14,200 Purchase Price + \$710 breakup fee + \$1,000 improvement over the existing bid). Subsequent minimum bidding increments shall be no less than \$500 over that initial minimum overbid, or such increments as the Court may establish.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/11/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/11/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor C. Albert
United States Bankruptcy Court
411 W. Fourth Street, Suite 5085
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/11/2019 Janine Fountain
Date *Printed Name*

/s/ Janine Fountain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”):

- Bert Briones helpdesk@redhilllawgroup.com,
bb@redhilllawgroup.com;BrionesBR69043@notify.bestcase.com
- Joseph Garibyan joegaribyan@gmail.com, joe.garibyan@swmlp.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Jeannette Marsala jmarsala@marsalalawfirm.com, jmarsala@marsalalawfirm.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Christina J O christinao@mclaw.org, CACD_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com
- Cassandra J Richey cmartin@pralc.com
- Martha E. Romero Romero@mromerolawfirm.com
- Bill Taylor ecfnotices@4stechnologies.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Jerome Fink
1511 King’s Road,
Newport Beach, CA 92663

Edward G Operini
Edward G Operini Attorney at Law
16820 Ivy Ave
Fontana, CA 92335

See attached list:

0973-8

Case 8:11-bk-22944-TA

Central District of California

Santa Ana

Fri Feb 8 17:48:46 PST 2019

SELECT PORTFOLIO SERVICING, INC.

3815 South West Temple

Salt Lake City, UT 84115-4412

United States Trustee (SA)

411 W Fourth St., Suite 7160

Santa Ana, CA 92701-4500

American Express

P.O. Box 981535

El Paso, TX 79998-1535

American InfoSource LP as agent for

TD Bank, USA

PO Box 248866

Oklahoma City, OK 73124-8866

Capital One, N.a.

Capital One Bank (USA) N.A.

Po Box 30285

Salt Lake City, UT 84130-0285

County of San Bernardino

Office of the Tax Collector

172 West Third Street

San Berrnardino CA 92415-0320

(p)DISCOVER FINANCIAL SERVICES LLC

PO BOX 3025

NEW ALBANY OH 43054-3025

Expo/cbna

Po Box 6497

Sioux Falls, SD 57117-6497

Gemb/sams Club Dc

Gemb Finance

Po Box 103104

Roswell, GA 30076-9104

San Bernardino County Tax Collector

Romero Law Firm

6516 Bright Avenue

Whittier, CA 90601-4503

Santa Ana Division

411 West Fourth Street, Suite 2030,

Santa Ana, CA 92701-4500

American Express Bank

2900 N. Commerce Parkway

General Counsel

Hollywood, FL 33025-3959

Angie Bambic and Shannon M. Fine

c/o Paul B. Sink III

2700 N. Main Street

Santa Ana, CA 92705-6634

Chase Bank USA, N.A.

PO Box 15145

Wilmington, DE 19850-5145

Department Stores National Bank/Visa

Bankruptcy Processing

PO Box 8053

Mason, OH 45040-8053

Dr. Mark Lippian

2029 Century Park East

Suite 2890

Los Angeles, CA 90067-3014

Franchise Tax Board

Bankruptcy, PIT MS A340

PO Box 2952

Sacramento, CA 95812-2952

Gemb/tjx Cos

4125 Windward Plaza

Alpharetta, GA 30005-8738

Hahn Fife & Co, LLP

790 E Colorado Blvd, 9th Fl

Pasadena, CA 91101-2193

U.S. Bank National Association, as Trustee f

Malcolm Cisneros

2112 Business Center Dr

2nd Floor

Irvine, CA 92612-7135

AMERICAN EXPRESS BANK, FSB

C/O BECKETT AND LEE LLP

POB 3001

MALVERN, PA 19355-0701

American Express Centurion Bank

c o Becket and Lee LLP

POB 3001

Malvern, PA 19355-0701

Capital One Bank (USA), N.A.

by American InfoSource LP as agent

PO Box 71083

Charlotte, NC 28272-1083

(p)CITIBANK

PO BOX 790034

ST LOUIS MO 63179-0034

Discover Bank

DB Servicing Corporation

PO Box 3025

New Albany OH 43054-3025

Emc Mortgage

Attention: Bankruptcy Clerk

Po Box 293150

Lewisville, TX 75029-3150

Gemb/JC Penny

Attention: Bankruptcy

Po Box 103104

Roswell, GA 30076-9104

Golden State Foreclosure Services

1421 East Cooley Drive

Colton, CA 92324-3979

Home Depot Credit Services
P.O. Box 653004
Dallas, TX 75265-3004

Indymac Bank
Attn: Bankruptcy
2900 Esperanza Crossing
Austin, TX 78758-3658

Indymac Mortgage
P.O. Box 4045
Kalamazoo, MI 49003-4045

Main Document Page 6 of 7

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

JPMorgan Chase Legal Department
300 South Grand Avenue
Fourth Floor
Los Angeles, CA 90071-3109

Junior A. Rastall
PO Box 2564
Pahrump, NV 89041-2564

Kimberly Hamblett
6542 E. Gray Lane
Orange, CA 92869-1502

Law Offices of R.E. Scott
& Associates
125 Business Center Drive, #C
Corona, CA 92880-6921

Mark Lipian MD PH D
50 California St Ste 1500
San Francisco, CA 94111-4612

Office Depot
P.O. Box 653031
Dallas, TX 75265-3031

Office of the U.S. Trustee
411 West Fourth Street, Suite 9041
Santa Ana, CA 92701-8000

OneWest Bank, FSB
P. O. Box 829009
Dallas, Texas 75382-9009

Paul B. Sink III, Esquire
2700 N Main Street
Santa Ana, CA 92705-6651

Sam's Club/GEMB
P.O. Box 981400
El Paso, TX 79998-1400

San Bernardino County
Tax Collector
172 W. 3rd, 1st Floor
San Bernardino, CA 92415-0360

Sears/cbna
701 East 60th St N
Sioux Falls, SD 57104-0432

Shannon M Fine
Angie Bambic
Law offices of Paul B Sink III
2700 Main Street Suite 765
Santa Ana CA 92705-6651

Tnb-Visa (TV)
C/O Financial & Retail Services
Mailstop BV P.O.Box 9475
Minneapolis, MN 55440-9475

U.S. Bank National Association, as trus
Serviced by Select Portfolio Servicing,
3815 South West Temple
Salt Lake City, UT 84115-4412

Visa Dept. Stores
Attn: Bankruptcy
Po Box 8053
Mason, OH 45040-8053

Walmart
P.O. Box 965024
Orlando, FL 32896-5024

Wells Fargo Bank, N.A.
c/o Wells Fargo Card Services
Recovery Department
P.O. Box 9210
Des Moines, IA 50306-9210

Wells Fargo Card Ser
1 Home Campus
3rd Floor
Des Moines, IA 50328-0001

Bert Briones
Red Hill Law Group
15615 Alton Parkway
Suite 210
Irvine, CA 92618-7351

Joseph J Difilippo
360 E. First St
Ste 180
Tustin, CA 92780-3211

Sharon G Fine
334 E Kearney #274
Springfield, MO 65803-3018

Weneta M Kosmala (TR)
3 MacArthur Place, Suite 760
Santa Ana, CA 92707-6071

Discover Fin	Internal Revenue Service	(d)Staples
Po Box 8003	P.O. Box 21126	Dept ASC 922
Hilliard, OH 43026	Philadelphia, PA 19114	4740 121st Street
		Urbandale, IA 50323

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF	(d)American Express Bank, FSB c o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701	(u)JPMorgan Chase Bank, National Association
(u)Robert Scott Corona	(u)Stearns Lending	(u)Angie Bambic
(u)Junior A Rastall	(u)Shannon Fine	End of Label Matrix
		Mailable recipients 56
		Bypassed recipients 8
		Total 64